



AGENDA
SUNNYVALE PLANNING COMMISSION
April 11, 2005

7:00 PM - Study Session – West Conference Room

1. **2005-0190 – NeoConix Inc.** [Applicant] **SCP-I** [Owner]: Application for a Use Permit on a 28,459 square-foot site to allow a covered equipment area for a total floor area ratio (FAR) of 43% where 35% FAR may be allowed without City Council review. The property is located at **715 North Pastoria Avenue** (near Almanor Ave and Del Rey Ave) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 165-41-025) JM *Also to City Council. (15 minutes)*

2. **2005-0187 – Ron Dick** [Applicant]: Application for related proposals on a 7,500 square-foot site located at **485 East McKinley Avenue** (near Central Ave) in an R-2 (Low-Medium Density Residential) Zoning District. (Negative Declaration) (APN: 209-11-047) RK *(20 minutes)*
 - Rezone from R-2 (Low-Medium Density Residential) Zoning District to R-2/P-D (Low-Medium Density Residential/Planned Development) Zoning District;
 - Special Development Permit to construct two single-family homes, and
 - Parcel Map to subdivide one lot into two lots.

3. Comments from the Chair *(5 minutes)*

8:00 PM - Public Hearing – Council Chambers
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CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

CONSENT CALENDAR

APPROVAL OF MINUTES of March 28, 2005

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-0029 – Arc Tec** [Applicant] **Gdi Gibraltar LLC** [Owner]: Appeal of a Decision by the Director of Community Development denying an application for a Parcel Map to merge two 1.7-acre sites (2.4-acre total) to allow the subdivision of two existing industrial buildings into eight individual industrial condominium units on one common lot. The properties are located at **256 and 292 Gibraltar Drive** in an MP-TOD (Moffett Park Transit Oriented Development) Zoning District. (APN's: 110-34-015 and 110-34-016) JM
2. **2005-0145**: Application for a modification to a previously approved Special Development Permit on a 3,692 square-foot site to allow a 69 square-foot addition to an existing house. The property is located at **392 Waverly Street** (W Iowa Ave) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 165-12-097) JM
3. **2004-0772 – Calla Properties** [Applicant] **Hunter Beverly J Et Al** [Owner]: Application for related proposals on an 11,200 square foot site located at **393 Beemer Avenue** (near N Mathilda Ave) on an R-2 (Low-Medium Density Residential) Zoning District. (APN: 204-51-030) (Mitigated Negative Declaration) DO
 - **Rezone** from R-2 (Low-Medium Density Residential) Zoning District to R-2/P-D (Low-Medium Density Residential/Planned Development) Zoning District;
 - **Special Development Permit** to construct three townhomes, and
 - **Parcel Map** to subdivide one lot into three lots.
4. **2005-0096 – Sal Caruso Designs** [Applicant] **Teresi Investments** [Owner]: Application for related proposals on a 1.4-acre site located at **857 and 865 Carlisle Way** in an R-3 (Medium-Density Residential) Zoning District. (APN: 309-10-001, 002) SL
 - **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium-Density Residential/Planned Development) Zoning District, and
 - **Special Development Permit** to modify 60 apartments into 60 condominium units.
 - **Tentative Map** to allow 60 condominium lots and one common lot.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2005:

January 10	May 23	October 10
January 24	June 13	October 24
February 14	June 27	November 14
February 28	July 11	November 28
March 14	July 25	December 12
March 28	Aug 8	January 9, 2006
April 11	Aug 22	January 23, 2006
April 25	Sep 12	February 13, 2006
May 9	Sep 26	February 27, 2006

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, April 11, 2005	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, April 14, 2005	Planning Commission Meeting (Replay of April 11, 2005) 8:00 p.m.
Saturday, April 16, 2005	Panning Commission Meeting (Replay of April 11, 2005) 11:00 a.m.
Sunday, April 17, 2005	Planning Commission Meeting (Replay of April 11, 2005) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
